

SNAPSHOT of HOME Program Performance--As of 03/31/11
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	A	Overall
Program Progress:				PJs in State:	30		
% of Funds Committed	97.39 %	99.45 %	25	97.21 %	53	47	
% of Funds Disbursed	95.26 %	95.34 %	15	90.53 %	75	72	
Leveraging Ratio for Rental Activities	5.86	5.18	1	4.97	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	89.79 %	90.77 %	22	85.01 %	49	31	
% of Completed CHDO Disbursements to All CHDO Reservations***	66.24 %	72.60 %	22	73.71 %	27	29	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	88.49 %	81.82 %	8	81.48 %	78	64	
% of 0-30% AMI Renters to All Renters***	41.63 %	36.36 %	8	45.54 %	42	0	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.59 %	98.50 %	15	96.14 %	63	53	
Overall Ranking:			In State:	13 / 30	Nationally:	56	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$18,525	\$20,239		\$28,248	3,858 Units	25.60 %	
Homebuyer Unit	\$16,421	\$17,098		\$15,487	4,386 Units	29.10 %	
Homeowner-Rehab Unit	\$30,511	\$16,511		\$0	433 Units	2.90 %	
TBRA Unit	\$5,841	\$5,823		\$3,211	6,405 Units	42.50 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (287 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Philadelphia PA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$127,952	\$71,165	\$32,745
State:*	\$103,966	\$43,461	\$16,511
National:**	\$101,183	\$78,322	\$24,013

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.15

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	12.5	18.5	12.0	9.0	Single/Non-Elderly:	24.8	24.6	24.0	29.4
Black/African American:	78.7	48.2	80.8	83.5	Elderly:	43.2	1.9	23.1	2.7
Asian:	0.6	1.9	0.0	0.0	Related/Single Parent:	27.0	42.1	27.5	59.5
American Indian/Alaska Native:	0.1	0.2	0.0	1.5	Related/Two Parent:	3.7	26.7	16.9	6.9
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.3	Other:	1.2	1.6	0.7	1.5
American Indian/Alaska Native and White:	0.1	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.1	0.0	0.0	0.3					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.3	0.3	0.2	0.3					
Asian/Pacific Islander:	0.0	3.7	0.2	0.0					
ETHNICITY:									
Hispanic	7.6	26.8	6.7	5.1					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	61.3	17.6	37.0	30.0	Section 8:	16.1	0.2 [#]		
2 Persons:	15.7	21.5	18.9	22.2	HOME TBRA:	5.6			
3 Persons:	11.1	29.3	18.2	23.1	Other:	30.1			
4 Persons:	6.2	19.5	13.2	13.8	No Assistance:	48.3			
5 Persons:	4.0	7.7	5.3	7.5					
6 Persons:	1.4	2.6	3.2	2.4					
7 Persons:	0.2	1.2	1.6	0.3					
8 or more Persons:	0.0	0.5	2.5	0.6					
					# of Section 504 Compliant Units / Completed Units Since 2001				577

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Philadelphia

State: PA

Group Rank: 56
 (Percentile)

State Rank: 13 / 30 PJs

Overall Rank: 0
 (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 79.77%	89.79	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 57.73%	66.24	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	88.49	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.23%	99.59	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.200	0.77	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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